

**Bountiful City**  
**Administrative Committee Minutes**  
**April 6, 2010**  
**5:00 P.M.**

Present: Chairman Aric Jensen; Assistant City Engineer - Lloyd Cheney; Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright

1. Chairman Jensen opened the meeting at 5:06 pm and had everyone present introduce themselves.
2. Consider approval of minutes for March 22, 2010.

Mr. Cheney noted two corrections on page 2 of the minutes.

Mr. Cheney made a motion to approve the minutes for March 22, 2010 with the corrections noted. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. Consider approval of a Conditional Use Permit for an accessory building at 165 East 200 North, Matthew D. Hill, applicant.

Mr. Hill, applicant, was present. Mr. Jensen presented the staff report.

The applicant, Matthew D. Hill, is applying for a conditional use permit for an accessory structure to exceed 10% of the parcel size located at 165 East 200 North.

The applicant will remove the existing detached garage on the north side of the home and replace it with an accessory structure located near the northwest corner of the property.

The lot is roughly 10,890 square feet. The accessory structure will have a footprint of 1,620 square feet. This will not exceed the 15% requirement for a conditional use which is 1,634 square feet. The site plan shows that it will meet the 3 feet setback for rear and side yards. It also shows that it will not be closer than 12 feet to any dwelling on adjacent property and more than 5 feet from the main structure. The sidewall of the accessory structure is 15 feet high and does not exceed the 20 foot maximum for a conditional use. The total building height is under twenty-five feet. No recorded easements were found.

Staff finds that the proposed accessory structure meets conditional use requirements.  
Staff recommends approval with the following condition.

1. The lot shall not be reduced in area after the construction of the accessory structure
2. Eaves shall be at least one foot from property lines.

Mr. Hill explained that he wants a 14 ft high door on the garage and he has planned for a 15 ft high garage, and asked if he needed, can he raise the height of the garage by one foot to accommodate the height of the door?

The public hearing was opened for comments.

Ethel Black – 205 North 100 East – asked how the garage would affect the surrounding neighbour's yard, shadowing, gardens, etc.

Mr. Jensen explained that the neighbour to the west already has a shed and several trees in the adjoining area, and that the garden area for the property to the north is not located in the area behind the garage.

The committee discussed potential easements on the property. If there are easements that effect the placement of the garage they would most likely change the position by about 2 -3 feet.

Mr. Hill explained that there will be a man door and possibly a 7 x 8 ft utility door on the side of the garage that faces into his yard. He also asked if he could put a cement pad/porch and an awning on that side of the garage. He has a porch and awning on the garage the he is demolishing and would like to have that on his new garage as well.

Mr. Jensen said the he would look into the matter of the porch and awning and address that when Mr. Hill applies for his building permit.

Mrs. Black asked if a homeowner could have more than one drive approach. Mr. Jensen explained that the ordinance allows for two entrances, however, 50% of the front yard must be in landscaping.

The public hearing was closed as there were no more comments.

Mr. Jensen made a motion to approve a Conditional Use Permit for an accessory building at 165 East 200 North, as shown on the drawings submitted by Mr. Hill, which indicate a 1,620 sq. ft. building, up to 16 ft. sidewalls, a 4/12 pitch, and a 14 ft height front door, with the findings that it will not materially affect the neighbours light, air, and views, if constructed as indicated. Mr. Cheney amended the motion to include the provision that

the rear yard setback be adjusted for any easements, Mr. Jensen agreed to the amendment. Mr. Knight seconded the motion. Voting was unanimous in favor.

4. Consider approval of a Conditional Use Permit Letter, in written form, for a yard care business at 699 Emerald Hills Drive, Tyler Roberts – Greenscapes Lawn and Landscaping, LLC, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for a yard care business at 699 Emerald Drive, Tyler Roberts – Greenscapes Lawn and Landscaping, LLC, as written. Mr. Cheney seconded the motion. Voting was unanimous in favor.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Jensen seconded the motion. Voting was unanimous. The meeting adjourned at 5:28 p.m.